LAW FIRM BUYS 38 PINE ST. FOR HOME

Forced Out of Present Offices, It Takes Entire Building for Occupancy.

MAY START NEW CUSTOM

Altman's Bought Jesup Home; \$800,000 Apartments for West 78d Street.

Elbowed out of the quarters which they have leased for a number of years
Blandy, Mooney & Shipman, one of the
biggest law firms in the city, have purchased the five story building at 88 Pine
street for their own occupancy. No other
deal so far closed illustrates more strikingly the actual conditions prevailing
in the downtown reality market. Conges
tion, caused by the tremendous post
tion, caused by the tremendous post
bellum expansion in trade, has forced

Bavid H. Knott, William J. and James
Hotel Calumet, at 340 West Fifty-seventh street, between Eighth and Ninth
avenues. In addition to the Calumet
Mr. Ballack operates the following
apartment hotels: The Rutledge, at
Lexington avenue and Thirtieth street;
the Ashton, at Madison avenue and
Ninety-third street, and the Nobleton at
Seventy-third street and Broadway. they have leased for a number of years deal so far closed illustrates more strikingly the actual conditions prevailing
in the downtown realty market. Conges
tion, caused by the tremendous post
belium expansion in trade, has forced
many a big business firm or financial
institution, as a matter of self protection, to join the ranks of the permanent
homescekers. This is the first evidence,
however, that the big law firms downtown have begun; to feel the pressure
which is narrowing down available rent-

took over the dwelling at \$3 Nameau street and converted it into an office building, which has been the home of firm ever since.

Blandy, Mooney, & Shipman have oc-upled a suite of offices on the sixteenth oor of the Equitable Trust Building at 7 Wall street ever since the completion 37 Wall street ever since the completion of that structure about twelve years ago. Arrangements were made recently, however, for the taking over of this floor by a subsidiary of the Equitable Trust Company and the law firm was put to the necessity of looking for space elsowhere. After combing the entire downtown district the lawyers came to the conclusion that suitable space was not to be had and the only alternative was to buy a home. Through William A o buy a home. Through William A. White & Sons and the Charles F. Noyes White & Sons and the Charles F. Noves Company they secured the Pine street building, which is now occupied by the Mercantile Bank of the Americas under lease. When the lease expires next year the bank will move to the adjoining nine story building at 40 to 44 Pine street, which it has rented.

The building measures \$3.7x81, irregular, and was sold to the law firm by the Underwriters' Building Company, which valued it at \$250.000. At the time of its completion about seven years ago

which valued it at \$250,000. At the thin of its completion about seven years ago the building stood in the heart of the insurance district. The area has since been annexed to the financial district. Latson & Tamblyn acted as attorneys for the selling company in the trans-

MAY USB JESUP HOME AS

It became known yesterday that B. Altman & Co. were the real purchasers former residence of the late Morris K. Jesup, at the southwest cor-ner of Madison avenue and Thirty-fifth street, the sale of which to a newly company known as the Com-I Improvement Corporation of Avenue, Inc., was announced about two months ago. The Jesup dwelling is a four story brown stone structure on a plot 49 ax100, facing the Altman establishment, which occupies the entire block from Fifth avenue to Madison avenue and from Thirty-fourth to Thirty-fifth street.

It is believed that the residence will

It is believed that the residence will for the executive and administrative departments of the Altman firm, thus releasing much needed space in the main building for merchandise. The property was purchased through George R. Read & Co. from the Barstun Realty

BUY SITE FOR APARTMENT.

corporation controlled by A. L. Mordecal partment has accepted a proposition to & Son and E. Clifford Potter, a plot rent the new quarters, which are ex-140x100 on the north side of Seventythird street just west of Columbus ave-nue. The purchasers intend to start work immediately upon the erection of two nine story apartment houses upon the site, to cost in the neighborhood of \$800,000. Plans for the new buildings have been

prepared by George F. Pelham, and the projected apartment houses are expected to be ready for occupancy by December 1. The site is now occupied by eight three story dwellings bought by the West Seventy-third Street Associates, with a number of adjoining dwellings, about two years ago. A number of the houses in this row were torn down to make room for the Hotel Hamilton.

APARTMENTS IN QUICK RESALE. The Benenson Realty bought and imnorthwest corner of Morris avenue and 179th street. The buildings were pur-chased from the company headed by August Jacob, which erected them a few years ago, and have a combined fron-tage of 175 feet on the avenue and 100 feet on 179th street. They ceturn an annual rental of \$38,000 and were held at \$300,000. The Benenson company re-

TO LET FOR BUSINESS PURPOSES.

11,500 SQUARE FEET Fourth Loft (S. E. Corner) Hudson and VandamSts. PIREPROOF: SPRINKLED BUILD-ING: POWER AND HEAT. APPLY TO TRINITY CORP.,

FARMS FOR SALE.

A \$500 PAYMENT secures small village farm, balance like rent; apple trees in full bearing; five room model farm bouse in course of construction; village water; elec-tric light; short walk station. Address COUNTRY HOME LEAGUE, 40 West 12d Elect. 2850—Madison Square.

QUEENS REAL ESTATE FOR SALE. The History of Washington Heights is JACKSON HEIGHTS

ucensboro Corp., Bridge Plaza, L. I. City.

REAL ESTATE.

G. WOLF, 1279 B'way, N.Y. The NEW JEPSEY REAL ESTATE FOR SALE. BOONTON, Moustain Lakes and North-trn New Jersey-Dwellings, farms, lakes and tracts. Edward J Cahill, Boonton, N. J. PURNISHED APARTMENTS TO SUBLET

WASHINGTON HEIGHTS—Subjet May ist to Oot. Ist, high class, elegantly fur-lished street apartment: 5 rooms, shower, plannis, elevator service, \$180: references required. Apt. 45, 240 Audubon Avenue, at 17th Street. Telephone Mt. FIELD, St. Nicholas 1632, for appointment.

FURNISHED ROOMS TO LET. ere Apartment Hotel, 415 W. 118th Columbia), single or double room Telephone Krs. Fay, 611 Morning. an investor. Clement H. Smith was the \$300,000 IN LEASE OF broker, and Elfers & Abberly represented

the Benenson company as attorneys.

The Benenson company also purchased from a client of Elfers & Abberly the one story brick taxpayer, 68 x140 irregular, at 1757 to 1762 Boston road at the junction of Southern Boule-vard. This building contains four stores and rents for about \$5,590.

TWO RESALES BY NATANSON. Max N. Natanson resold to Fannie Waxenbaum and Hyman Tantleff 954 and 958 Ros avenue, two five story walkups, each 50x100. The properties were held at \$130,000 and were sold for all cash above the mortgage. David Geisler was the broker.

Mr. Natanson also resold for cash to the H. W. G. Realties, Inc., 448 to 454 West 152d street, two five story walkups, 50x100, held at \$140,000.

Seventy-third street and Broadway. ANOTHER SALE ON DRIVE. The big spartment house at the north town have begun to feel the pressure which is narrowing down available renting space to the zero point and causing the confines of the financial and insurance areas to buige.

There is only one other case in the history of the city in which a law firm bought its own building. Almost a century ago De Witt, Lockman & De Witt took over the dwelling at \$5 Names

BERNAYS ADDS TO HOLDINGS. Nehring Bros. sold for the H. and M. Building Company, James Murray president, to Ely Bernays 559 to 569 West 189th street, two five story modern spartments, 128x100, adjoining the corner of St. Nicholas avenue. They were held at \$180,000. The sellers acquired the house from the builders through the the houses from the builders through the same brokers. Pressinger & Newcombe and James Garfield Moses represented the seller and buyer respectively as at-

The Charles F. Noyes Company resold for Rosa W. Weir & Co. the five story loft building at 52 Front street, valued at \$55,000 and covering a plot 30x50, The purchaser is the Seatrade Corporation, an amalgamation of a number of prominent ship chardes to the John Street to the John Street to the John Street to the John Street to the Cameo Model Importing Company: a floor in 61 Ann street to Adolph Gans, and space in 90 Wall street to Hunt & Co. prominent ship chandlery houses located in New York, Boston and Baltimore.
This is the third sale of the same property within the last few months. Possession will be given May 1, and extensive improvements will be made. Merrill, Rogers & Terry were the attorneys representing the sellers and Morry. representing the sellers, and Knox & Deignan represented the purchasers.

Byrne & Bowman sold for the Empire Trust Company to Charles Hensie twelve and a half lots embracing the entire block front on the north side of Dyck-man street, from Nagla to Post avenue.

310 feet on Dyckman street and 100 feet on each avenue. This property was held at \$150,000 and was purchased for cash. Negotiations are under way for the

MOVIE STUDIO SOLD.

Louis J. Selsnick, head of the Selsnick Pictures Corporation, bought from the George Backer Construction Company the moving picture studio build

Axelred & Son bought from the portheast corner of Third avenue West Seventy-third Street Associates, a Sixty-ninth street. The Post Office De-corporation controlled by A. L. Mordecal partment has accepted a proposition to

pected to be ready for occupancy next October.

SIXTH AVENUE—The Douglas Robinson, Charles S. Brown Company sold for Alexander Butler Duncan to Morris Weinstein the three story building at 195 Sixth avenue, 18x65.

THIRD AVENUE—Julius Goldwater, dealer in men's furnishings, bought from J. J. Markey and others the property which he occupies with his business at 522 Third avenue, consisting of a two story brick building and a three story frame building, on a site 25x87.6.

BASE 121ST STREET—Joseph Shenk

AST 121ST STREET-Joseph Shenk bought the Seymour Husted estate, of bought from the Merit Realty Company, M. L. Osk president, 132 East will occupy it as a summer residence. 121st street, a three story dwelling, 20x190.11, which Mr. Shenk intends to

AST ELEVENTH STREET - The

Realty Company, C. D. Gregory president, sold the five story flat, 25x100. at 11 West 1837 street, in a cash deal to an investing client of J. Anthony

AST SEVENTY-SECOND STREET-Pease & Eiliman sold for Miss Mar-garet Hawksworth the five story dwelling at 54 East Seventy-second street which she acquired from C. N. Twingling last November and is now

reselling at a substantial profit. OTHER SALES IN THE BRONK. EAST 199TH STREET - Frederick Brown bought from the Aloha Realty Company, through McLernon Bros., 15 East 199th street, a five story flat, 50x100

MORRIS AVENUE-James Montgomery MORRIS AVENUE—James Montgomery & Son sold the one story brick garage, together with the store and dwelling, on the east side of Morris avenue, between 143d and 144th streets.

CLINTON AVENUE—Samuel Cowen sold to a Mr. Blank for occupancy a three story two family dwelling at 1818 Clinton avenue.

W 1816 at, 10 yrs from May 1, 1920; Bway 1920; 100TH ST, n s, 50 w Park av, 20x100 11, 21 to 8 & M Richmann Bros, 124 W 34th street and 144th streets.

1818 Clinton avenue.

W 1816 at, 10 yrs from May 1, 1920; Bway 100TH ST, n s, 50 w Park av, 20x100 11, 21 to 8 & M Richmann Bros, 124 W 34th street and 144th streets.

1818 Clinton avenue.

W 1816 at, 10 yrs from May 1, 1920; Bway 100TH ST, n s, 50 w Park av, 20x100 11, 20TH ST, n s, 50 w Park av, 20x100 11,

34TH ST. BUILDING

Swedish Consul Rents Suite; Other Business Leases.

Ames & Co. leased for Harry Sachs and Samuel Sachs of Goldman, Sachs & Co. to Richman Broa the building at 128 West Thirty-fourth street for twentyone years at a total rantal of \$200,000. The lessees will ramodel it for their busi-ness. They have been engaged in the clock and suit business at 124 West

and 958 Hos avenue, two five story walkups, each 50x100. The properties were
held at \$120,000 and were sold for all
cash above the mortgags. David Geisler
was the broker.

Mr. Natanson also resold for cash to
the H. W. G. Realites, Inc., 448 to 484
West 183d street, two five story walkups, 50x100, held at \$140,000.

Martin Ballack acquired from Sheriff
David H. Knott, William J. and James
E. Knott their controlling interest in the
Hotel Calumet, at 340 West Fifty-seventh street, between Eighth and Ninth
avenues. In addition to the Calumet
Mr. Ballack operates the following
apartment hotels: The Rutledge, at

locak and suit business at 124 West
Thirty-fourth street, and this transactions the street by R. H. Macy & Co., marks
the beginning of a transformation of
this block into a high class retail street.
Several other large transactions are
understood to be in progress.
Ruland & Whiting-Benjamin Corporation leased to the Swedish Consul-General a large suite of rooms in Temple
Court Building, 5 Beekman street.

The Bertt & Goode Company sublet for
the Garvin Machine Company to the
Van Rees Press the fifth loft in 364 to
\$20 Hudson street, and obtained an extension of the lease from the Trinity
Corporation for a term of years at an
aggregate rental of \$100,000.

Louis H. Saltzman leased for twenty-

Louis H. Saltzman leased for twenty-ne years from Bernard Frankenfelder and 75 Madison avenue, two four pay a yearly net rental of \$11,000.
Francis P. Garvan, Allen Property
Contodian, leased to the Milton Plano
Company for fifteen years 542 to 548
West Thirty-sixth street, a seven story
loft building. The leases will pay a
graduating yearly rental of from \$28.

graduating yearly rental of from \$20,-000 to \$25,000. Pease & Elliman leased offices at 140 Nassau street to the Gem Fountain Corporation and the tenth floor to the National Automobile Underwriters Con-ference: at 180 Nassau street, on the rence; at 180 Nassau street, on the inth floor, to Paul P. Tejera and James ninth floor, to Paul P. Tejera and James Finney; on the eighth floor to P. H. Smith; on the fourteenth floor to Garfield & Proctor Coal Company; on the sixth floor to Raphael Abermante, and space on eighteenth floor to Rome Metal Products Company; space at 128 Liberty street to E. Hence and William Vorel.

Vogel.

Rice & Hill leased to the Edwin Clapp
Shoe Company of Massachusetts the
store at 146 Fulton street at a rental
approximating \$60,000.

Charles F. Noyes Company leased for
John J. Gligar the top floor of 24 and
28 Murray street to the Johnston Export Publishing Company: offices in the

DWELLING LEASED. The Houghton Company leased the four story dwelling at 127 West Ninety-second street to W. J. Darrow.

SALES IN BROOKLYN.

Metster Builders, Inc., bought from the Broadvue Realty Company 1032 to 1051 Ocean avenue, Flatbush, 200x90x 110, held at \$240,000. The Realty Trust sold for Alco Build-

SELLS INTEREST IN PIER 16. The Cruikshank Company sold for the resale of a large portion of the plot, in-cluding an outlet on Dyckman street, as a theatre site. The balance of the block divided interest in the plan and bulkhead

Mr. Heasle will improve with a two story property foot of Barclay street, known business building. Lewis S. Marx replay Pier No. 16, North River, resented the buyer as attorney in this PRINCE ST. BUILDING SOLD.

pany the moving picture studio building at 230 and 232 West Thirty-eighth street, 40x100, for a reported consideration of \$150,000. The building is only two stories, but is one of the best equipped moving picture studios in the East.

NEW BUILDING FOR STATION Y.

Post Office Station Y, now located at 1160 Third avenue, just south of Sixty-eighth street, is to have a modern home on the block to the porth surrounding the portheast corner of Third avenue and SERVICE COMMISSION RITYS. feet on Wooster street by 40 feet on Spring street, with an "L" from Woos-

SERVICE COMMISSION BUYS.

Acquires Plot for Subway Storage Yard; Other Sales Out of Town.

rent the new quarters, which are expected to be ready for occupancy next October.

SALES BY ABRAMSON.

Joseph G. Abramson resold the following properties: To Samuel Columbus, represented by A. L. Gellich, 622 West 136th street, adjoining the corner of Riverside Drive, a five-story new-law apartment house, 45x100, held at 365, 1000; the Automatic Realty Company, Inc., 587 Fox street, a six-story new-law apartment house, at the northwest corner of Fox street and St. Johns avenue at \$85,000, through Leitner, Brener & Starr, and to Hyman Persky, represented by Ginsberg & Picker, 200 Fox street, southeast corner of Barretto street, 52x165, a five-story new-law apartment house renting for \$12,000 and held at \$75,000.

STALES BY ABRAMSON.

The Public Service Commission purchased for \$75,000 from the New York Catholic Protectory a plot of twelve acres between Herschel street and West. In the Lexington avenue subway. The Kracuter Company bought fifteen acres of land on Burnett avenue. Hilton, in the Irvington district of Newlick fronting 650 feet on the Rahway Valley Line, upon which they will construct extensive works for the manufacture of automobile tools and implements. The properties were purchased by Louis Keller. The brokers in the transaction were the J. R. Franke Company of Irvington, N. J.

Griffin, Prince & Ripley leased for L. Ward Prince a colonial residence, Greenacres, Scarsdale, to John L. Cross, vice-president of the National City Bank.

story elevator apartment houses at the OTHER SALES IN MANHATTAN, vice-president of the National City

REAL ESTATE JOTTINGS.

Rolph and Muh estates sold the six story tenement, with stores, at 631 East Eleventh street, 37.6x103.3. EAST 112TH STREET—Harry Sugarman sold for Ida Rauh 124 East 112th street, a five story double flat, 25x100, to an out of town investor.

WEST 149TH STREET—Du Bols & Taylor hold for the estate of Louis Biel the three story dwelling, 17.6x 99.11, at 509 West 149th street.

WEST 133D STREET—The Pocomo Realty Company, C. D. Gregory president, 10 Property Owners Association will be held at 147 East 125th street on Thursday evening. April 10. The thirty-first annual meeting of the Harden Property Owners Association will be held at 147 East 125th street on Thursday evening. April 10. Walter M. Wechsler, who has been Thursday evening, April 10.

The thirty-first annual meeting of the State League of Savings and Loan As-sociations will be held at Oneonta, June

RECORDED LEASES. Manhattan.

Manhattan.

18T ÅV, 1442, cor str and b and b under ext store—Adolph J & Jos J Kohn to Reuben Fine, 1442 1st av, 5%, 12 yrs from Dec 1, 1817.

HOWARD ST, 19, all—Paul G Thebaud individ exr and trustee, to the Industrial Press, 1nc, 15 yrs from Nov 1, 1915; atty, Jno H Parsons, 253 Bway \$1,250

25TH ST, 3-7 W, all—Brunswick Realty Co to Best & Co, 272 5th av, 14 1-17 yrs from April 1, 1819, 21 yrs renew at 448.

500; attys, Strauss, R & B, 141 Broadway \$1,000 way 147,000 we cor 34th st. central basement store on 34th st and part b-Columbus Trust Co to Kath Gliman Slegelstefn, 286 W 86th st. 10 yrs from May 1, 1920; atty, B E Siegelstein, 99 Nassau

TRANSACTIONS RECORDED.

TRANSFERS. (With name and address of owner and at torney.)

(South of Fourteenth street.)

(South of Fourteenth street.)

BROOME ST, 458, n s. 25x100 (foreclosure, April 4, 1915)—Excited Fixman, ref. to Emigrant Indust Sav Bank; attys, R & E J O'Gorman, 51 Chambers et. 215,000 CHERRY ST, 257, s. 36.5x64x20x85.8 (foreclosure, April 1, 1918)—Wm R Maloney, ref. to Jos Putsel. 258 W 84th et: atty, Morris L Strauss, 1212 Hway, 45,000 CLINTON ST, 22, e s. 25x100.5—F Riegelstein, 258 W 84th et: mtg 422,000, March 10. 11 HENRY ST, 218, s a. 22.5x100.—Rebecca Jones, admx, to Samuel Zimmer, 218 Henry st. April 7; atty, Lawyers T & T Co, 150 Bway. 2100 HULSON ST, 165, w s. 25x109—Hugh Getty to Frank E Habioth, 150 W 104th st, and ano, b and s, c a g, all ilens, April 2; atty, Title G & T Co. 176 Bway. 3100 MADISON ST, 24 s a 25x100 Madison st.

(West of Fifth avenue, between Fourtee and 110th streets.)

E. April 3: attys. Gettner, S & A. 299
Hway
FORT WASHINGTON AV. 25-32, a w c
140 st. 131.112125.5255.7378.4 — Irving
Fish to Jacob Wiegman. 559 West 155th
st. and ano, mig \$171.750. April 7: atty.
Lawyers T & T Co. 160 Bway.
4UUUBON AV. a w c 174th st. 99.112100—
Denwood Reality Co to W F G Co. 80
Union Sq. mig \$113.256 and all liens.
April 1: atty. Title Guar & T Co. 175
Bway

Bronx.

Break.

(Borough of The Break.)

LONGWOOD AV, \$71, n s. \$\$x100—Fredk Johnson and ano, frus, to Emma Kramer, \$13 Av St John, mtg \$27.500 March 29: atty, Kendali & H. 120 Bway. \$100 SAME PROPERTY—Emma Kramer to R L. D. Realty Corpn, 100 Hudson st. mtg \$29.500, April 1; atty, same. \$100 LOT \$7-Map part Schieffelin Estate—Leonard Heuser to Pearl Niles, Town of Union, N. J. mtg \$300; April 1; atty, E. Shrum Co. 170 Bway. \$110 March 26; April 1; atty, E. Shrum Co. 170 Bway. \$110 March 26; April 7; atty, Title G & T. Co. 176 Bway. \$1100 Manilda St. \$28, n e s. 25x100—Manida Co. to Jennie S Stackell, \$42 Manida av. mtg \$1,560, March 26; atty, Harry Stackell, 200 Bway. \$100 Manilda St. \$28, n e s. 25x100—Wilhelmina J Bessong, Brocklyn, to H. J. & M. I Realty Corpn, \$20 Bway. mtg \$28-000, April 7; atty, Harrison & S. \$20 Bway. M I Really Corpn, 279 Bway, mts 228.

M I Really Corpn, 279 Bway, mts 228.

O00, April 7; attya, Harrison & S. 320
Bway

23cTH ST. 603 E. n. s. 25x101—Chas Blair
to Pearl Niles, Town of Union, N.J. mts
25x00, March 20; atty, E Sharum Co.

170 Bway

PAILE ST. 618, w. s. 25x100—Lathrop Colxate (by atty), to Dan! F Farrell, 11 W
102d st. April 7; atty, Lawyers Title &
T. Co. 160 Bway

BAME PROPERTY—Dan! P Farrell to
Barbara Lopard, 822 Jennings st. April
7; atty, same.

1500
BAME PROPERTY—Barbara Lopard to
Aaron Brand, 1570 Crotona Park East,
mig 33,000, April 7; atty, same. 1100
WHITLOCK AV s. cor Tiffany st. 50.2x
109.3x irreg—Harris Schwartz to C. M. &
J. B. Reatty Co. 878 Intervale av. mts
23x,000; April 1; atty, S. S leads, 154
MEAD ST. 617, 25x169—Chas P Hallock to B Reality Co, 878 Intervale av. mtg 133,000; April 1: atty, S S Isaacs, 115 Columbia at 151, 152109—Chas P Halleck to Harry Whelan, 480 South Hway, Yonkers N Y, April 7: atty, C P Hallock, 999 E 180th at 180th

Honart av. near Balsiey av. April 7: atty. Marst McCall, Hobart av near Balsiey av. Balsiey av. April 7: atty. Marst McCall, Hobart av near Balsiey av. Balsiey av. Balsiev Ba MORTGAGES, (With name and address of lender and attorney.)

(South of Fourteenth street.)

HENRY ST. 218, s. s. 12 ski00, p. m. April 2—Samuel Zimmer to Rebecca Jones, 118 W 72d et. adms. due Aug 1, 1925, 55 atty. Samuel N Freedman, 125 Broadaity, Samuel N Freedman, 125 Broadway

PARK PL. 8 72.11 w Washington at,
23.5x82.3, April 1 - Jeanstre Jaburg to
Anna Schott, 145 W 96th at, 5 yrs, 6%,
pr mig \$25.000; attys, Wesselman & K,
55 Liberty st.
55 Liberty st.
575; Vandam st. 25x
75; Vandam st. 25x
16; Vandam st. 25x
16; Macdougal st. 54, 6 s. 25x
100; With a t
to alley on n 1-5 part and all r t and L
April 8-Antoinette M Egan (now MoKay) to John C Judge, 44 Court st.
Brooklyn, trustee, 3 yrs, 6%...\$2,000

East of Fifth avenue, between Fourteenth

East of Fifth avenue, between Fourteenth and 110th streets.)
47TH ST, 221-23 E, n s 51.9x100.5, p m,
March 17 Hichard Sullivan to Isaac Untermeyer, 15 E 60th St, et al, 5 yrs, 60;
attys, Guggenheimer, N & M, 120 Broadattys, Gurgenhelmer, N & M, 126 Broadway

\$24,000

\$AME PROPERTY p m. April 7—Same to
John Dengier, 212 E \$2d et. Instale, 65.
pr mtg \$24,000, atty, Lawyers T & T
Co. 160 Bway

\$54TH ST. 115 E. lease, chattels, b o s &c
p m. Jan 22—Ivar Salakari to Michael
Follmond, 1291 Lexington av. due as
notes, \$45: atty, Jacob Goodman, 874

Bway

190TH ST. n s, 80 w Park av. 20x100 11
p m. April 7—Max and Isidor Liebmann
Liebmann Bros.) to Wm H Faul NaiseBible House, N Y c, and and and are, same
Bible House, N Y c, and and and are, same
Syrs, \$6: atty, Wendel, E & R. 277

Bway

West Side.

West Side.

Uptown.

Manhattan Island, north of 116th street.)

(Manhattan Island, north of 110th street.)

115TH ST. 616-20 W. s. s. 75x100.11, p m. April 7-650 West 115th St Corpn to Morth Holding Co. 163 Park av. 2 yrs. int as per bond, pr mtg \$122,000; atty. N Y T & M Co. 125 Bway... 25,000

116TH ST. 424-425 E. s. s. \$5.8x100.11, p m. April 7-Antoinette Barone to Virginia Danziger, 11 E 79th st. due and int as per bond; atty. Title G & T Co. 178 Bway... 257,000

121ST ST. 343 E. s. 20x100.11, half r. t and i. April 3-Morris Goldstein to Yetta Goringet, 237 E 56th st. 2 yrs. 6%, pr mtg ... 2550

185TH ST. n. 150 w Amsterdam av. 30x \$9.11, April 7-Richard Regan to Kate A Bastianelii at Caldwell, N J. 2 yrs. 5% %; attys. Gillaspie & O'Connor, 29 Vessy st. ... 36,000

15/TH ST. s. 2 100 w Amsterdam av. 25x attys. Gillaspie & O'Connor, 29 Vessy st. ... 36,000 Jastianelli at Caldwell, N. J. 3 yrs, 5 %; attys, Gillespie & O'Connor, 29 Veney 51.

StrH ST, s. a. 100 w Amsterdam av. 25x 58.11, p m, April 7—Jacob H Citron to Maria S Gilbert of Gilbertvilla, N. Y. due March 24, 1524, 54%; attys, O'Brien, B. P. H. & F. 120 Bwsy.

AUDUBON AV. s w cor 174th at 656-552 W), 59.11x100, p m, April 1—W F G Company to Denwood Realty Co, 509 Willis av. due April 12, 1519, int as perbond; atty, T. G & T. Co, 176 Bwsy. \$6,500

Bronz. (Borough of The Bronz.)

ASSIGNMENTS OF MORTGAGES.

Manhattan.

TH AV. w s. 25x49.7, s 22d st; Amsterdam av. n w c 145th st; 145th st, n s. 151.6 e 8th av; 50th st, 15:20 E; 107th st, n s. 220 e 5th av total of migs \$297.800—Fred Hirschhors to Hannah Hirschhorn, 617 Park av: attys, Scharps & S. 22 Bway, 5 assigns.

111TH ST, 212-14 W mig \$15.000—Annis Jacobsen to Fannis J Salles, 3518 N 22d st, Philadelphia, Pa; atty, Fred Less, 35

PACTORY SPACE TO BENT.

NEW JERSEY.

Several

Special

Advantages

at 20TH ST, 13-15 W, mrg \$185,600—Central Union Trust Co to Virginia I Starn, 270 Park av; attr. L H Rosenstook, 2 Rector st. Bronx.

Bronx.

LEGGETT AV, w s. \$4.2, s Dawson, 22x ;

\$95.3x22x57.5—Hankers Trust Co to Lawyers Mag Co, 59 Liberty st; atty, Lawyers Mag Co, 59 Liberty st; atty, Lawyers Mig Co, 59 Liberty st; atty, Lawyers Mig Co, 59 Liberty st; ... \$2,500

WHEELER AV, 1816—American Real Estate Co to Fred Schiesinger, \$62 W 141st
st; atty, Title G & T Co, 178 Bway, \$1

WEBSTER AV, n e cor 180th st, 192,3x99x

\$4.6x192.7—Bond & Mig Guar Co to Title
Guar & T Co, 176 Bway, atty, Title Guar
&T Co, 176 Bway. \$7,600

182TH ST, 261 E—Wm Georgs, gdn, to
Nellie L Lawrence, 348 E 140th st; atty,
Title Guar & T Co, 175 Bway \$4,000

VILLA AV, 3122—Guaranteed Mig Co to
Chas Hecker, 408 E Tremont av; atty,
Guaranteed Mig Co, 200 Bway, \$8,756

KELLY ST, e a \$7.6 s 165d st, \$7.6x111.6x

Irreg—Anna M Taylor and ano, true, to
Lawyers Title & T Co, 160 Bway; st;
Cyster Bay, N Y, to Ry H Jackson, \$2

E \$2d st; atty, Hy H Jackson, 108 Lexington av \$1,000

131D ST, 962 E—Thie Guar & T Co to Co to Philip Pretrield, E12 E 61th at atty, same. 437,000 BEDFORD PARK BLVD, 211—Sami L Hewiett and ano to Lawyers Mig Co 63 Liberty st; atty. Title Guar A T Co. 21,000 MOUNT HOPE PLACE, n a 300.1 e Jerome av, 26x125—Cath H MacCracken to Fay M Stockwell, 139 Warren st, Trenton, N J; atty, Lawyers Mig Co, 53 Liberty st. 46,000

name and address of lender's at

SATISFIED MORTGAGES.

way
VANDAM ST. 25—Jas G and Mary
Lynch to Bennett J King, April 16, 11
atty, Title Guar & T Co, 176 Bway 51,
SAME PROPERTY—Same to same, A
16, 1888; atty, assume to same, A
ELDRIDGE ST, 112-144—Fanny and S
Levy to Sami Kadin, 1800 7th av. A
1, 1914; atty, J I Berman, 846 Br.
way Bway

STH ST. s s. 174 w Park av. 29x100.

Harold and Helen Barclay to Wm
Dixon, truster, will of Camilla W Mo
Sept 6, 1910; attys, Dixon & Holmes,
Liberty s.

RIVERSIDE DRIVE, n e cor 171th st. rui
n 86.5x e 146.4x s w 146.11 to n s 127;
st x w 100 to begin—Riverside Vindus
Rity Co to Hilda Stein of Broads

Rity Co to Hilda Stein of Brooklyn JEROME AV. w s. 100 n 183d st. 50100.
May 7. 1909; attys. Weschler & R. 299

JEROME AV. w s. 100 n 183d st. 501100.

Broadway area of Frederick accant, exrs' sale—Estate of Frederick FACTORY SPACE TO BENT. NEW JERSEY.

96TH ST, 42 W—Ernest Craske agt 58 & 80 Manhattan Ave Corp, Ararat Realty Corp, Morgab, James and Geo E Haw-hurst, owners and contractors....\$784.11 2D AV, 14—M Ammenberg Marble Works, Inc, agt H Westen, lessee; H Menken and Stark & Shimel, contractors....\$347

Manhattan.

141ST ST, 48 and 50 W—Domenick La Saia agt John J Mahon et al, March 10, 1919.

4TH AV, 71 and 73—Jacob Kantrowits agt Morris Weinstein et al, Oct 80, 1918, 4350 6TH AV, 232—Samuel H Potter, Inc. agt Andrew Phillips et al. July 19, 1918, 3125 PARK ROW, 100, and Duane et 21—Oriental Fireproof Sash & Door Co agt estate of Joanns L St John et al, Aug 18, 1916

SAME PROPERTY—Christian Blayer et al agt same, Sept 18, 1916.

ELWOOD ST, 76 to 82—H B Smith Co agt Enst 97th St Corp et al, May 25, 1917

LISS PENDENS

Manhattan.

TETH ST., 11B E—Lawyere Title & Trust
Co agt Nathilde L Ricketts et al foreclosure of mortgage); attys, Dean, Tracy
& Stanfield.

10sD ST, 82 W—Arthur F Hugart agt
Frances Klein et al foreclosure of mortEage); attys, L & A U Zinke.

TH AV, 276—Robert S Naffitt agt
Jacques Pacheteau (notice of attachment); atty, J W Hill.

12BD ST, 249 W—Herbert P Whitlock et
al agt Stanley J Murphy et al (foreclosure of mortgage); attys, Alexander &
Green.

Bronz.

Bronz.

LOT 87. map of Penfeld property, South
Mt Varnon—Carl H Stoits, as exr. agt
Jannie C Scott et al (foreclosure of mortgage); atty, H v Morgan.

LOT 9%, Lorillard map, 24th ward—Isabelle N Leonard agt American Real Estate Co et al (action to foreclose tax
lien); atty, R K Brown.

BEGINNING et a point on the s w corner
of land of Elbert Anderson and George
B Brown and the s s of road leading
from Westchester Village to Old Ferry
to Whitestone, 231.7x489.2x Irreg; also
other property—Samuel Sanders agt
John P Jacobs et al (foreclosure of mortgage); attys. Fostor & Cutler.

RESULTS AT AUCTION.

FACTORY SPACE TO RENT.

NEW JERSEY.

PROXIMITY & ACCESSIBILITY

RAILROAD TRACKS AT THE DOOR

BUILT ON THE DOCK

REINFORCED CONCRETE
CONSTRUCTION

POSITIVELY FIREPROOF

Broadway to 23rd Street Ferry, five minutes; Ferry to 1sth Street in Hebuken, seven minutes; 14th Street Ferry to Building, two blocks—Less than 18 minutes.

The terminal railroad connects with all roads crossing New Jersey, without expuse to tenants. Float Bridge at Building for connection with all New York rail-roads reaching the harbor.

Unload from ship or lighter to hand trucks that run right to the Building elevators. Actual saving on certage helps wonder-fully toward paying rent.

with Sprinkler Service, Stairways, Fire Escapes and every precau-tion to make the Building

Van Axte, deceased, to J Hoyle. . \$10,005 204TH ST, s w cor Seaman av. 1052300, vacant—Mot Life ins Co agt J P Kirean et al; due. \$21,024.63; taxes, &c. \$2,-116.30; withdrawn.

Dy Arthur C. Sheridan.

AV C. 196, se cor 12th st. 27,6x62.6, 6 story int and stores—H F Schwarz agt Max Schenkein et al; due, \$16,255.50; taxes, \$1,317.75; to the plaintift...\$14,666 [AT 8210 THIRD AVENUE.] By George Price. istrii St. E. n s. 151 w Washington av. 50x112.5, vacant—A J Dalton agt Irans Schopps et air due, \$3.753.50; taxes 50x1510; to the pleintiff.

INDICTED, BUT WILL WED.

New Jersey Man Likewise Undisturbed by Death Threat.

An indictment for manslaughter and Black Hand death threat on his wedding eve will not keep Carmelo White, a confectioner in New Brunswick, N. J., from being married. The nuptials are set for Thursday. The unwelcome wedding presents arrived years.

Last January White received a Black.
Hand letter demanding \$1,000 on pain of death. He paid no attention to it. That night a man followed him home. Later a face peered in at his window. He got a shotgun and waited. When the face appeared again he fired. Geing cutside, he found Albert Wallace, a negro, dead.

Yesterday he was indicted for the kill-

resterday he was indicted for the ma-ing. Also he received a letter threat-ening him with death unless he called the police off in their hunt for the sand-ers of the first letter. However, he means to be married, just the same.

PRAISES SALVATION ARMY.

Ambassador Sharp in Cablegra Winhes It Success.

Ambassador Sharp of Paris in a cable-gram just received by Commander Booth of the Salvation Army and for-warded from the office of the Secretary of State in Washington, highly com-

of State in Washington, highly commends the work of the Salvation Army
in behalf of American soldiers in France.
The cablegram reads:
"My opinion having been asked by
those in charge of the relief work in
behalf of our soldiers carried on by
the Salvation Army in France as to
the value of such work, I am pleased
to add my own hearty commendation to
the many other words of praise which
I have heard on all sides for its we-I have heard on all sides for its un-selfish devotion to the task before it. "The work, as well as the manner in which it has been carried out under the direction of Colonel Barker, became very popular among those to whom it was extended. I wish for the Salvation Army in America the fullest measure of

Catholics to Rebuild in France.

success in all its undertakings."

Cabanel, Lieut, Marcel Jousse, Morgan, speak. Mr. O Brien is president of the New York committee in charge of the drive. Archbishop Hayes will soon set be taken in all Catholic churches of the

Wilder Hends Bay State G. A. B Bosron, April 8.—George W. Wilder f this city was elected commander of the Massachusetts Department of the

Grand Army of the Republic at the an-nual encampment to-day. Horace Goedwin of Westfield was chosen vice-com FACTORY SPACE TO BENT.

HOBOKEN FACTORY TERMINAL

LOWEST INSURANCE RATES
ELECTRICITY, ALSO LIVE STEAM
FOR COMMERCIAL USE
figuring down to \$2c. a thousand
pounds for steam. No change required in moturs, as the same Edison Three Wire Fystem is used as
in Manhattan.
No clustruction anywhere, so that
every floor is

FLOODED WITH DAYLIGHT
Automobile, Freight and Passenger
elevators; steam heat, etc.
Located so favorably, with natural
light, in properly located and ventilated rooms, and such cheerful
and sanitary surroundings, your employees cannot help turning out a
great quantity of work per day, and
of better and more uniform quality,
than they have ever done before.
No other building, anywhere, offers
manufacturers so much in the way
of midern factory equipment and
overhead charge-reducing facilities

of madern factory equipment and overhead charge-reducing facilities at so

It would be a pleasure to call on you, or write to you if you prefer it, to show you exactly what we can do for you in this NEW FACTORY TERMINAL BUILDING.

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273,000 Square Feet
of Most Desirable Floor Space in

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"D," 12 Stories and Basement Ready for Occupancy April 16th Hudson River and 15th Street (extended) Hoboken, N. J. (entrance at 14th Street Ferry). Opposite 13th to 25th Street, New York. Convenient access to Barclay, Christopher & 23d St. Ferries. Also to Hudson Tube.

Construction Reinforced concrete, with Sprinkler Protection—the last word in factory construction. Vermin, Fire, and Water Proof. Two freight, 834 ft. x 1134 ft., and 11 ft. x 1134 ft.; capacity, Elevators 6000 lbs. each.
Two passenger, 514 ft. x 6 ft. 5 in.
One Automobile. 944 ft. x 25 ft., capacity, 10,000 lbs.

Electric power $\frac{2\pi \alpha}{115}$ volt, direct current, 3 wire, Also live steam for manufacturing purposes. Electric and Gas Light, and Warren and Webster System Heat Light of Heating. Maximum Day-Light exposure.

Direct rail connections at loading platform of the Terminal, over The Hoboken Manufacturers Railroad, with all trunk lines crossing New Jersey. Float Bridge at Terminal, for connection with all railroads in New York Harbor. Lighterage delivery over bulkhead adjoining building at reasonable wharfing rates.

Great reduction in your insurance bill. The Hoboken Factory Terminal offers the greatest opportunity to reduce the cost of production, to improve the quality and increase the quantity of output, and to reduce the cost of shipping.

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and to guarantee you the great-est protection to life and property, and to secure

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